

**HARMON RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION
May 4, 2004**

A meeting of the Harmon Ranch Homeowners Association Board of Directors was held on May 4, 2004, at the office of Lepin and Renehan Management, Inc. at 6:30 p.m.

In attendance: David Goode, Scott Friedson, Kevin Ringer, April Coleman and Gina Larsen of Lepin and Renehan Management, Inc. Brendan Busse was absent.

Homeowners in attendance: The Sawickis (Laura, Werner, Brian and Nicolette) Lot #202

Guests in attendance: Ron Lee, Ground Specialties Inc. The meeting was called to order at 6:30 p.m.

The Board's questions about the proposed landscaping changes to lot #202 were answered 6:36pm

Ron Lee, the landscaper was asked to monitor the property to detect any issues with the water meters which have not been discovered to date in anticipation of increased summer water usage and the health of several "sick" trees of note. Ron will come back with an estimate for replacing black main tubing with standard (schedule 40) PVC and the appropriate drip emitters. Ron will be "on property" every Monday. Once work is moving on the sprinkler systems, we will start looking at the renovations. We need to put shrub maintenance on the calendar for Feb/Mar 2005. 6:55pm

Note: We need to add religious holidays to our calendars and not schedule meetings on those days.

After due discussion and upon motion duly made, the following resolutions were passed unless otherwise indicated:

Resolved: To approve the minutes of the April 6, 2004, board meeting as written.

Resolved: To approve the financials statements for the months ending March 31, 2004.

Discussion: There are "independents" available that can monitor water usage. Management is asked to request that the landscaper test the system and look for sinkholes.

Resolved: To approve the April 2004, Management Report.

Resolved: To approve the Architectural Submittal received from the homeowner of Lot #202.

Resolved: To approve the Architectural Submittal received from the homeowner of Lot #103. Management is asked to inform the homeowner that the common wall can't be torn down, and that the fountain should not be visible above the wall.

Resolved: To deny approval of the Architectural Submittal received from the homeowner of Lot #91, due to an incomplete submittal.

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Discussion: We need a go live date on the Harmon Ranch website. Management is asked to get the following information from the developer: What is the ISP tier/backbone? When will the site be live? What is the size of the site?

Resolved: To table further discussion of the landscape upgrades until the next meeting.

Note: We need to be mindful of any deviations from the original landscape plan and the pending statewide water shortages. Also the residents should be the beneficiaries of any true savings gained from changes in the landscape plans.

Resolved: To add shrubbery maintenance to the HOA calendar.

Resolved: To take no actions in response to a letter from the owner of lot #99.

Resolved: To table further discussion on the neighborhood association grants until we have a working website where we can solicit input and support from the residents

The next meeting is scheduled for June 1, 2004, at the offices of Lepin and Renehan Management.

There being no further business, the meeting was adjourned at 7:25 p.m.

Respectfully submitted,

April Clinkscales Coleman
Secretary

David Goode
Vice President